



April 2005
16th Edition

DEVELOPMENT SERVICES NEWSLETTER

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- **MISSION STATEMENT:** "Our Mission is to encourage and promote safe, quality development & construction in the City of Salina."
- **PME MEETING:** The next Plumbing, Mechanical and Electrical Contractors meeting will be Wed. June 8, 2005 at 7:00 p.m. in room 201 of the Bi-Centennial Center .
- **WELCOME!** Claire Jeanfreau is our new Planning Division Secretary. Claire maintains records and correspondence for all aspects of the Planning Division as well as provides assistance to citizens regarding all Planning related applications and activities.
- **CONGRATULATIONS!** To Tiffany Plassaras on her promotion to Permit Technician II. She provides administrative support for all aspects of the commercial permit process.
- **FAREWELL....**April 15th will be the last day for Inspector Terry Smith. Terry is leaving us to pursue other opportunities. We thank him for his service and we wish him well.

Building Services Announces New Program

"APR"

In a continuing effort to provide better customer service, we are pleased to announce that, effective March 7, we implemented our new Abridged Plan Review (APR) program. For quite some time we had heard concerns that it seemed inappropriate to make reviews for smaller commercial projects wait in line behind larger, more complex projects. Our challenge was determining how we could allocate resources to provide a consistent level of customer service once we offered a quicker benchmark for those kinds of projects.

Due to recent changes in the review process that have relocated some of the zoning, fire and utility review responsibilities to our division staff, we believe that we are now ready to meet that challenge. We are also making some in-house staffing changes to provide more administrative and clerical support to our plans examiners to free their time for the more technical aspects of plan review.

Projects that qualify for the program will generally be simple interior alterations, small additions or small detached accessory buildings. These projects would typically be those in which zoning certification, internal fire code review and basic utility review (such as verifying that there are no backflow prevention issues, grease pretreatment issues, etc.) can be done by Building Services staff. The determination of which projects qualify for the program will be at the discretion of our Senior Plans Examiner, Ron Deneault. If it is determined that comments are required from any departments other than Building Services, the project will not qualify for the APR program. The estimated time anticipated for the review will also be a factor in determining whether or not projects will qualify for the APR program. This determination will also be at the discretion of the Senior Plans Examiner. The benchmark for completion of initial reviews of APR projects will be four business days. If sufficient detailed information is provided in the original submittals, it is also our goal whenever possible to issue permits with Special Conditions in lieu of sending plan review letters.

If you anticipate submittal of a project where timing is critical, please contact Mr. Deneault in advance to verify whether or not the project will qualify for the APR program. By doing this you can avoid unexpected delays. The earlier we are involved in a project, the better able we are to meet your needs.

May Building Advisory Board Agenda Attention Registered Contractors

For the last several months, the Building Advisory Board has considered several contractor-licensing issues. At the May meeting, the Board will begin reviewing contractor registration requirements to determine whether or not building contractors should be tested for competency and licensed. Your views and opinions on this topic at this meeting and future meetings will be of great value to assist the Board in arriving at informed conclusions regarding this important issue. **The May meeting is Tuesday, the 10th, 4:00 p.m., in Room 107 of the City-County Building.**



Solid Fuel Appliance Installer-Licensing Requirements

On March 7, 2005 the Salina City Commission approved on second reading a new ordinance, which requires all solid-fuel appliance installers (not retailers) to be licensed by the city as a **Solid Fuel Appliance Installation Contractor** in order to perform installations within the city. Solid-fuel appliance installations include, but are not limited to, freestanding wood stoves, pellet stoves, corn stoves, wood fireplace inserts, masonry fireplaces and/or metal or masonry chimneys associated with such devices.

In order to obtain a contracting license, a qualified business must be owned by or employ an individual who is licensed by the city as a Solid-fuel Appliance Installer. To qualify for the skilled trade license, an individual must provide written certification of passage of the "Wood-burning Specialist" and the "Pellet Specialist" examinations administered by the National Fireplace Institute. There are no minimum experience requirements associated with the license. Any one employed by a licensed Solid-fuel Appliance Installation Contractor who is not licensed as a Solid-fuel Appliance Installer but labors at the installation of solid-fuel appliances must be licensed as an Apprentice under the supervision of a Solid-fuel Appliance Installer.

As a masonry contractor, you would still be required to be registered to perform the typical work of laying up foundations, walls, fences, etc. However, in order to build fireplaces and/or chimneys, you would also either have to be licensed as a Solid-fuel Appliance Installation Contractor, or be a subcontractor to a Solid-fuel Appliance Installation Contractor.

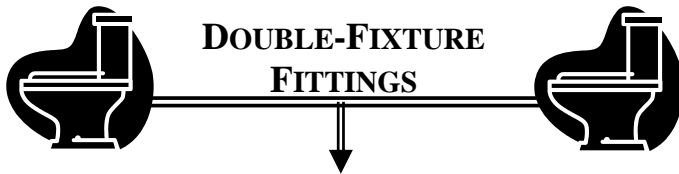
In order to provide a window of time for your company to comply with these new requirements, you may apply for a Temporary Solid-fuel Appliance Installation Contractor license provided that your business has been providing installation services in Salina for all of the calendar years of 2001, 2002, 2003 and 2004. Application for a Temporary license must be made prior to June 1, 2005. Such license shall be effective until March 7, 2006. After March 7, 2006, any business wishing to reapply for a permanent license will be required to meet all of the contractor license requirements, including ownership by or employment of a Solid-fuel Appliance Installer.

If you have any questions with regard to these new requirements, please contact us at 309-5715.

ABOUT RED TAPE

Webster's Dictionary defines "red tape" as "official forms and bureaucratic procedures". Whether you are a government agency or private enterprise you probably do not function without some level of red tape. In the world of development there are numerous regulations, ordinances, code requirements, and other laws which are designed with the primary goal of protecting the life, health and safety of our citizens and our environment. As a contractor, developer or architect your perspectives and opinions may be somewhat different regarding our procedures related to development and construction. To some, one regulation is one too many; to others ten regulations is simply a checklist to complete. If you believe that a particular code requirement, inspection process or permit process is too restrictive or bureaucratic we need to hear from you. As you all know the best way to improve customer service is through customer feedback. We welcome the opportunity to discuss the details of your particular project; your concerns, perceptions, or frustrations. Many times our procedures are modified as a result of direct input from contractors, developers, and design professionals.

City staff is committed to utilizing the most efficient procedures in order to provide the best possible customer service. In an effort to reduce the "red tape" staff has, in recent years, implemented or improved many ways in which you can communicate with us. We encourage you to avail yourself of the avenues of communication we have to offer. **Amy Urban is the Development Coordinator & Liaison** for the City of Salina. Ms. Urban keeps in touch with the general contractor during the planning process and continues that connection throughout construction and final inspection. Any issues or concerns you might have related to your development project can be brought to her attention by contacting her at 309-5715. The **Development Review Team (DRT)** is available to review your conceptual or preliminary development plans and answer all questions related to your development. A **Quick Problem Resolution (QPR)** process is available at any stage of your development. City staff hosts an informal quarterly meeting with the **Plumbing, Mechanical and Electrical (PME) contractors**. Staff also hosts periodic meetings with the **Design Professionals**. The **Building Advisory Board** meets once a month and one of their responsibilities is to hear code appeals and related issues. As always you also have the option of **calling or coming to our offices** to speak directly to any of our staff members. The feedback we have received from those of you who have taken advantage of these avenues of communication has been positive overall. So, the next time you have an issue, question or concern with city staff or city policies, we welcome a visit from you.



UPC section 704.2 permits two fixtures to be set back-to-back or side-by-side and be served by the same vertical drainage line provided that each fixture wastes separately into an approved double-fixture fitting. In the past, we have approved the use of a double sanitary tee for this application. However, that fitting would technically not be approved for that application unless the barrel of the fitting were at least two pipe sizes larger than the connected waste lines. The correct fitting for this application would be one identified by most pipe manufacturers as, appropriately enough, a double-fixture fitting. Our local suppliers are familiar with this fitting and even have some of the fittings in stock.

At the March 9 PME meeting the question was asked if a two inch double sanitary tee would still be acceptable to connect the wastes from fixtures with inch and a quarter traps such as lavatories. Staff's initial response was yes, however that was incorrect. Pipe sizes recognized for this application by section 706.2 begin at two inch, not inch and a quarter. It would be permissible to use a three-inch double sanitary tee to connect two urinals or showers for example, or to use a four-inch double sanitary tee to connect two water closets. In smaller pipe sizes, a double-fixture fitting will be required.

Staff will begin mandatory enforcement of the requirement effective August 1.

Mixing it Up

NEC section 725.55 (A) does not generally permit the installation of Class II control cables in the same raceway as Class I power or light circuits. On occasion staff has noticed during inspections of replacement rooftop equipment that the original equipment may have been installed with the thermostat control wiring routed through the same conduit as the power supply to the unit. In new installations the thermostat wire is typically not installed with the power conductors or is of a type provided with an insulation that is approved for the application.

The matter was discussed at the March 9 Plumbing, Mechanical and Electrical contractors meeting to consider the potential safety concerns with permitting the existing installation to remain as a grandfathered condition. The general consensus was that there was some concern for safety, but that in many applications, it would be expensive to change. It was also agreed that correcting the problem might be less costly if the requirements to support the rerouted thermostat wiring were relaxed somewhat. Staff agreed that relaxing the one requirement

would probably be a safer alternative than permitting the intermixing of the cables. It was suggested that Staff should warn local contractors about the problem and urge voluntary correction. Staff will track the number of improper installations we see over the next six to twelve months to determine how wide spread the problem is before proceeding to the Building Advisory Board. It would be helpful when encountering one of these installations to contact one of our inspectors early on to see what if any corrections might be reasonable.

Attention Contractors, Painters and Maintenance Workers!!

Don't get a \$5,000 fine!!

If you work on a home built before 1978, and disturb more than 2 ft² of paint, you could get a \$5,000 fine. The state recently adopted regulations (KAR 28-72-51 to 28-72-54) called the **Kansas Pre-Renovation Education Regulation (PRE)**. These regulations have a number of requirements for the contractor. Some of them are:

- Give the owner or renter the pamphlet "*Protect Your Family From Lead in Your Home*"
- Get a receipt from the owners or renters saying you gave them that booklet (use the special form)
- Keep the receipt for 3 years

Exceptions. You do NOT have to give out the booklet if:

- Only elderly or disabled live in the home
- There are no bedrooms in the structure
- The home was built after 1978
- The home was declared lead-free by a certified Risk Assessor or Lead Inspector.

Examples of what triggers this requirement are remodeling, repair, maintenance, window replacement, plumbing, HVAC, electrical, siding installation, roofing, carpentry, and painting – work that disturbs a painted surface. The *insert in this newsletter* gives more information.

These requirements exist to protect the occupants, especially the children, from lead paint dust. Contrary to what people think, most children are poisoned by **lead dust** not lead paint chips. Lead in children can cause brain damage, learning problems, speech and hearing problems, and other long-range development – usually without symptoms. It is not only important to protect children in their homes from lead contamination, but the contractors and what they take home to THEIR families. It is strongly recommended that any contractor/employee, who disturbs a painted surface for ANY reason, take the Lead Safe Work Practices training. **For more information or if you have any questions about the PRE regulation, contact the Environmental Division of the Salina-Saline County Health Department at 785-826-6604.**

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Visit the City Website
at www.salina-ks.gov

The Building Services Div. has its own web page, accessible from the City's Homepage. Other city departments also have information available on this website. To view a specific department web page, click on Departments. The website contains a variety of useful information including permit forms, fees, local code amendments, past newsletters, and public meeting agendas.



Building Safety Week

***** May 8-14 *****

Nowadays it seems that there is a commemoration for everything, from a day for groundhogs to National Postcard Week to Oatmeal Month (no kidding). While all of those observations are important to someone, there is one week that should be important to everyone. The International Code Council Foundation has proclaimed **May 8-14 as Building Safety Week**. The purpose of this special week is to bring a heightened awareness to the average citizen of the importance of building codes and the partnership of design professionals, professional contractors and professional inspectors in building safe environments in which to live, work and play.

The theme of this year's event is **"Making Homes, Schools and Workplaces Safer Together"**. The key word in the theme is together. As building technologies and products evolve and as State, Federal and Local regulations become more numerous and complex, it is our goal to assist you in successfully completing projects that are compliant and still cost-effective.

We hope you will join with us in promoting Building Safety Week and in educating the general public that, for peace of mind, construction codes are the cheapest insurance available.



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